OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2569063

BOOK 10090 PG 179

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF June, 1996

Notary Public

My Commission expires: 11-22-97

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt# 3143

Marbut Glenn Gaston,Jr.,Lawyer, 2211 Crestmoor Rd.,Nashville,TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mary S. Hofstetter (NAME)	GMAC Mortgage Corporation (NAME)	142-9-B-862-CO
862 General George Patton Rd. (ADDRESS)	100 Witner Road (ADDRESS)	9D-65717
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Horwham, PA 19044-0963 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 118,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Paula C. Braden, an unmarried person, and Geoffrey B. Braden, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Mary S. Hofstetter

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson COunty, Tennessee, and being Unit No. 862 and Carport No. 862-C on the plan of River Plantation, Phase One, Lot No. One, Section 5, as of record at Book 5200, pages 145 & 146, and as established under Master Deed of record at Book 5410, page 248, as may be ammended, all of record in the Register's Office for said County, and to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being all the same property conveyed to the grantor herein by deed as of record at Book 8875 , page 849 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Book 5410, page 248, Book 3770, page 6 and Book 5200, pages 145 and 146, said Register's Office.

~~unimproved~~
This is improved (X) property, known as 862 General George Patton Rd., Nashville, TN 37221
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of June, 19 96.

Paula C. Braden
Paula C. Braden

Geoffrey B. Braden
Geoffrey B. Braden

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10090 PG 180

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Paula C. Braden and Geoffrey B. Braden, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of June, 19 96

My Commission expires:
11-27-99

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

PICK-UP

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____day of _____, 19____.

My Commission expires:

_____

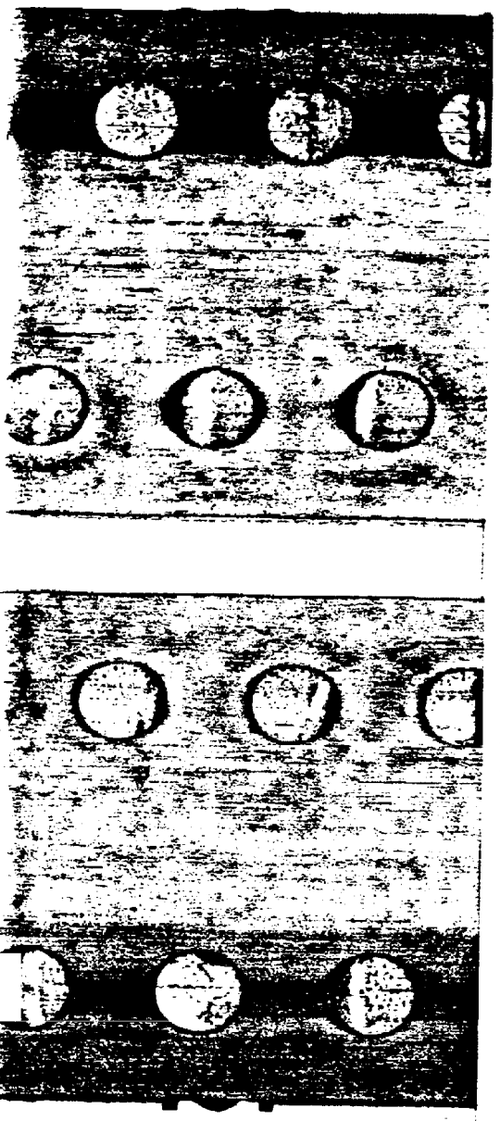
Notary Public

96 JUN 18 AM 11:27
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE

0194000

96/06/18 0101 02CHECK



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10090 PG 181

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
TOTAL 445.60
CHECK 445.60

06/18/96 01 11:29 0001 4888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194008
IDENTIF. # REFERENCE

'96 JUN 18 AM 11:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052690